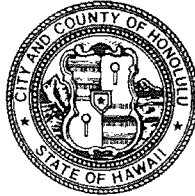


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6743
DEPT. WEB SITE: www.honoluluudpp.org • CITY WEB SITE: www.honolulu.gov

PETER B. CARLISLE
MAYOR



December 3, 2012

JIRO A. SUMADA
ACTING DIRECTOR

RECEIVED
CITY CLERK
C & C OF HONOLULU
2012 DEC -3 PM 1:59

The Honorable Ernest Y. Martin, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

Subject: Request for a Change in Zoning from the R-5 Residential
District to the A-1 Low-Density Apartment District, 'Ewa,
O'ahu, Hawai'i, Tax Map Key: 9-1-069:023 (Portion)

The Planning Commission held a public hearing on November 14, 2012, on the above subject matter. Two people testified and six written testimonies were received. The public hearing was closed on November 14, 2012.

The Planning Commission voted on November 14, 2012, to recommend approval of the request with the conditions recommended by the Acting Director of the Department of Planning and Permitting.

Attached is the report from the Acting Director of the Department of Planning and Permitting and the original copy of the draft Bill.

Sincerely,

for Gloria (Sodaro)
Ka'iulani K. Sodaro, Chair
Planning Commission

APPROVED:

A handwritten signature in cursive script, appearing to read "Peter B. Carlisle", written over a horizontal line.

Peter B. Carlisle
Mayor

A handwritten signature in cursive script, appearing to read "Douglas S. Chin", written over a horizontal line.

Douglas S. Chin
Managing Director

APPROVED:

A handwritten signature in cursive script, appearing to read "Jiro A. Sumada", written over a horizontal line.

Jiro A. Sumada, Acting Director
Department of Planning and Permitting

KKS:gct
Attachments

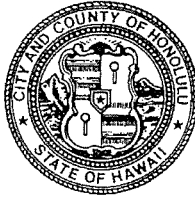
DEPT. COM. 804

CITY AND COUNTY OF HONOLULU

Authorization Jiro Sumada 650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
Advertisement Nov. 2, 2012 DEPT. WEB SITE: www.honolulu.gov • PHONE: (808) 768-8000 • FAX: (808) 768-6041
Public Hearing Nov. 14, 2012

RECEIVED

PETER B. CARLISLE
MAYOR



'12 OCT 24 P4:27
JIRO A. SUMADA
ACTING DIRECTOR

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

2012/Z-2 (TH)

October 22, 2012

MEMORANDUM

TO: GAYLE PINGREE, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: JIRO A. SUMADA, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM R-5 RESIDENTIAL DISTRICT
TO A-1 LOW-DENSITY APARTMENT DISTRICT, 'EWA, O'AHU, HAWAII,
TAX MAP KEY: 9-1-069:023 (PORTION)

Transmitted for appropriate action is our report and recommendation for approval of a request by Gentry Investment Properties for a change in zoning.

The applicant, Gentry Investment Properties, requested a change in zoning of approximately 27 acres of land within 'Ewa by Gentry from R-5 Residential District to A-1 Low-Density Apartment District. Their proposal will facilitate development of approximately 340-350 single-family detached condominiums. The proposed zone change would result in smaller house lots and reduced infrastructure costs than required under an R-5 Residential District subdivision enabling the applicant to reduce development costs.

The proposed zone change is consistent with the General Plan and 'Ewa Development Plan. The 'Ewa Neighborhood Board No. 23 supports the rezoning request.

Approval is recommended subject to conditions relating to transportation, prior conditions, and other standard conditions.

Please review this proposal and report and forward them, together with your findings and recommendation through the Mayor to the City Council.

JAS:dj

Enclosure

cc: Chrystn Eads, Deputy Managing Director
Gentry Investment Properties, Attn: Ms. Debra Luning

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 GENTRY INVESTMENT PROPERTIES)
 FOR A ZONE CHANGE FROM R-5)
 RESIDENTIAL DISTRICT TO A-1)
 LOW-DENSITY APARTMENT DISTRICT)
 _____)

FILE NO. 2012/Z-2

FINDINGS OF FACT, ANALYSIS,
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information

PROJECT NAME	:	'Ewa by Gentry, Area 17A Zone Change
APPLICANT	:	Gentry Investment Properties
LANDOWNER	:	Gentry Investment Properties
LOCATION	:	Western portion of 'Ewa by Gentry near Ocean Pointe and Barbers Point Golf Course (Attachment 1)
TAX MAP KEYS	:	9-1-069:023 (portion)
LAND AREA	:	Approximately 27 acres
RECORDATION	:	Land Court
STATE LAND USE DISTRICT	:	Urban District (Attachment 1)
DEVELOPMENT PLAN AREA	:	'Ewa
DEVELOPMENT PLAN LAND USE POLICY	:	Low and Medium Density Residential
PUBLIC INFRASTRUCTURE MAP	:	No facilities or utilities currently shown on the site

EXISTING ZONING	:	R-5 Residential District (Attachment 1)
SPECIAL DISTRICT	:	Not in a special district
SHORELINE SETBACK/ SPECIAL MANAGEMENT AREA	:	Outside of both the Shoreline Setback and the Special Management Areas
EXISTING USE	:	Vacant land
SURROUNDING LAND	:	Residential homes, vacant land, golf courses

B. Proposal. The Applicant, Gentry Investment Properties, proposes to rezone approximately 27 acres of a 67.7-acre parcel of land from R-5 Residential District (R-5 District) to A-1 Low-Density Apartment District (A-1 District). The A-1 District has a 30-foot height limit. The intent of the proposed zone change is to facilitate development of approximately 340-350 single-family detached condominiums. The proposed zone change would result in smaller house lots and reduced infrastructure costs than would be required under an R-5 District subdivision enabling the Applicant to reduce development costs. The Applicant has also developed similar single-family condominiums in other areas of 'Ewa by Gentry including the "Trades", "Tides", "Tuscany", and "Montecito" subdivisions.

C. Background. According to the application, the project site, and the rest of the 'Ewa plain were used for cattle ranching from the 1850s to about 1890. From 1890 to 1994, the project site and the surrounding 'Ewa area was used for sugar cane cultivation until the O'ahu Sugar Company closed in 1994.

The Gentry Development Company acquired the project site in two separate transactions (in 1989 and 1996) from the Estate of James Campbell to begin development of 'Ewa by Gentry. The proposed zone change is part of the Applicant's ongoing development of its 'Ewa by Gentry master planned community. The project site has been rezoned previously in 1998 and 2003. Both these zone changes converted the project site from agricultural to residential use that resulted in the project's site's current R-5 District zoning.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Acting Director (Director) of the Department of Planning and Permitting (DPP) has found:

A. Description of Site/Surrounding Land Uses

1. Location and Current Use. On September 14, 2012, the DPP staff conducted a site visit. The project site is located on the western edge of the 'Ewa by Gentry community. The project site is currently vacant, undeveloped land that has been altered in some places due to ongoing grading and stockpiling activities supporting adjacent development. The project site has been graded to allow

construction vehicles and equipment to traverse the site and also consists of large piles of soil and excavated fill material that is used for other portions of 'Ewa by Gentry.

2. Topography. Based on City land use information, the project site is generally level with elevations varying from approximately 21 feet above mean sea level (msl) to approximately 28 feet above msl.
3. Soils. According to the U.S. Department of Agriculture's Soil Conservation Service (now known as the Natural Resource and Conservation Service), the entire project site consists of Māmala stony silty clay loam (MnC). MnC generally consists of slopes ranging from 0 to 12 percent. Permeability is moderate. Runoff is very slow to medium, and the erosion hazard is slight to moderate.

The University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification-Island of O'ahu (1972) states that soils are classified by land type for an overall productivity rating, which ranges from A to E, with A representing the highest productivity class, and E the lowest. The project site is rated A.

The State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH) map of O'ahu identifies lands as "Prime," "Unique," or "Other." According to the ALISH map, the project site is classified as "Other."

4. Surrounding Uses. Surrounding uses include vacant land, Kalaeloa (Barbers Point Golf Course) to the west, Coral Creek Golf Course to the north and east, a planned drainage way also to the east, and the Ocean Pointe community to the south.

- B. Public Agency Notification/Comments. On July 6, 2012, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (*). Significant comments received are addressed in Section III of this report. All written responses received prior to the signing of this report are included in their entirety in **Attachment 2**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. City Agencies.

Department of Budget and Fiscal Services (BFS)+*
Board of Water Supply (BWS)+
Department of Community Services (DCS)
Department of Design and Construction (DDC)+
Department of Environmental Services (ENV)+
Department of Facility Maintenance (DFM)
Honolulu Area for Rapid Transportation (HART)
Honolulu Fire Department (HFD)+
Honolulu Police Department (HPD)+
Department of Parks and Recreation (DPR)+*

Department of Transportation Services (DTS)+

2. State Agencies.

Department of Business, Economic Development & Tourism (DBED&T)

Land Use Commission (LUC)

Office of Planning (OP)

Department of Education (DOE)+*

Department of Health (DOH)

Department of Land and Natural Resources (DLNR)+

Office of Hawaiian Affairs (OHA)

Hawai'i Community Development Authority (HCDA)

Department of Hawaiian Home Lands (DHHL)

O'ahu Metropolitan Planning Organization (OMPO)

Department of Transportation (DOT)+

3. Federal Agencies.

Commander, Navy Region Hawai'i+

- C. Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the Applicant notified adjacent property owners of the proposed zone change. In accordance with the Land Use Ordinance, the Applicant presented the proposed zone change to the 'Ewa Neighborhood Board (NB) No. 23 on April 12, 2012 at which time the 'Ewa NB No. 23 voted unanimously (8-0-0) to support the Applicant's zone change request.

On July 6, 2012, the DPP mailed either copies of the zone change application or notices about the proposed zone change to the 'Ewa NB No. 23, Makakilo/ Kapolei/Honokai Hale NB No. 34, 'Ewa by Gentry Community Association, Save 'Ewa Beach 'Ohana, Kapolei Satellite City Hall, area elected officials, Commander, Navy Region Hawai'i, and the Hawaiian Electric Company (HECO).

To date, the DPP received three letters from residents of Ocean Pointe stating their opposition to the proposed zone change. Their written comments are included in **Attachment 2.**

The Navy commented that the proposed project will not pose any encroachment problems to Navy property, which is the existing Barbers Point Golf Course.

III. ANALYSIS

A. Compliance with State and City Land Use Legislation.

1. Chapter 205, Hawai'i Revised Statutes (HRS), Land Use Commission. The proposed zone change area is in the State Urban District. The State Urban District includes lands characterized by "City-like" concentrations of people, structures, and services; jurisdiction lies primarily with the respective counties; and generally, permitted lot sizes and uses are established by the respective

county through ordinances and rules. The proposed A-1 District zoning is consistent with the purpose of the State Urban District.

2. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change supports the following General Plan objectives and policies:

- I. Population Objective C:

“To establish a pattern of population distribution that will allow the people of O‘ahu to live and work in harmony.”

Policy 2: “Encourage development within the secondary urban center at Kapolei and ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.”

- IV. Housing Objective C:

“To provide the people of O‘ahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.”

Policy 1: “Encourage residential developments that offer a variety of homes to people of different income levels and families of various sizes.”

Policy 3: “Encourage residential development near employment centers.”

The objectives and policies above support the continuing urbanization of the project site which is committed to residential development under either the existing R-5 District zoning or proposed A-1 District zoning.

3. Chapter 24, ROH, Article 3, ‘Ewa Development Plan (DP). Section 24-3.3(a), ROH provides that all proposed developments in the ‘Ewa DP be evaluated against their consistency with the vision, policies, and guidelines of the ‘Ewa DP. The proposed zone change is evaluated in terms of its consistency with the applicable vision, policies, principles, and guidelines cited below:

‘Ewa’s Role in O‘ahu’s Development Pattern. The proposed zone change is consistent with ‘Ewa’s role in implementing the directed growth policies in the General Plan that:

- “Provides for significant residential development throughout ‘Ewa, consistent with the General Plan to meet the needs of O‘ahu’s citizens;”
- “Provides for a variety of housing types from affordable units and starter homes to mid-size multi-family and single-family units;” and

- “Helps relieve urban development pressures on rural and urban fringe Development Plan Areas (Wai‘anae, North Shore, Ko‘olau Loa, and Ko‘olau Poko) so as to preserve the ‘country’ lifestyle of these areas[.]”

The Vision for ‘Ewa. The basic vision for ‘Ewa is to create a secondary urban center in Kapolei that will absorb a tremendous amount of growth in new residents and jobs through 2020 and beyond. Key elements of ‘Ewa’s vision relevant to the proposed zone change include creating:

- “A network of Master Planned Residential Communities, including a Revitalized ‘Ewa Villages; and
- “Communities designed to support non-automotive travel.”

Development of the project site under either the existing R-5 District zoning or the proposed A-1 District zoning supports ‘Ewa’s role in the development process and is consistent with Section 2.2.6 which calls for a network of master planned residential communities in ‘Ewa that will provide a wide variety of housing, including affordable housing. The major difference between developing the project site under the A-1 District zoning is that it will result in a slightly denser project resulting in about 100 more dwelling units with smaller lots than under R-5 District subdivision standards. Development of the project site under either R-5 District or A-1 District zoning will conform to the ‘Ewa DP.

Section 2.2.7 calls for new communities in ‘Ewa that are designed to support non-automotive travel. The Applicant states it will continue its efforts to support non-automotive travel by incorporating public transit and pedestrian and bike paths in the community. For instance, the Applicant informed the DPP that the project’s portion of Kamakana Street that will connect Ocean Pointe to Geiger Road will have bike lanes in both directions.

Existing and Planned Residential Communities. Section 3.6.3.1 provides policies for existing and new residential neighborhoods in ‘Ewa that include encouraging compact development with housing density in the range of 10-15 units per acre, varying housing types and needs, transit-oriented streets that also accommodate pedestrian, and bicycle travel.

Development of the project site for residential development is consistent with existing policies in the ‘Ewa DP that advocate efficient use of land for this area of ‘Ewa by Gentry. The Applicant’s objective of developing single-family homes in this area can be accomplished under the existing R-5 District zoning or the proposed A-1 District zoning. Again, the major difference between development under the existing R-5 District zoning or proposed A-1 District zoning is that the site would be slightly denser under A-1 District zoning. However, the overall character-building height, site design, and building form would be similar.

Relation to Land Use Map. The ‘Ewa DP Land Use Map (Appendix A) identifies the project site as an area to be developed for “Low and Medium Density Residential Homes” (Section 3.6.3.3). This designation provides the Applicant the flexibility to produce either single-family homes under the existing R-5 District

zoning or multi-family dwellings under the proposed A-1 District zoning. The proposed A-1 District zoning also permits single-family dwellings. In addition to the proposed A-1 District zoning, the Applicant intends to develop the remaining R-5 District zoned portions of Parcel 023 for single-family homes. Thus, the proposed rezoning is consistent with the 'Ewa DP Land Use Map.

4. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The 'Ewa PIM does not show any PIM symbol on the project site or in the immediate vicinity of the project site.
5. Chapter 21, ROH, Land Use Ordinance (LUO). The project's compliance with the proposed zoning district is discussed as follows:

Apartment Districts-Purpose and Intent. Section 21-3.80(a) and (b) of the LUO states:

- (a) "The purpose of the apartment districts is to allow for a range of apartment densities and a variety of living environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services."
- (b) "The intent of the A-1 low-density apartment district is to provide areas for low density, multifamily dwellings. It may be applied as a buffer between residential districts and other more intense, noncompatible districts. It would be applicable throughout the city."

The Applicant's proposed use of the project area as a single-family dwelling complex does not meet the intent of the A-1 District. The project could be accomplished under a cluster or PD-H option available under the existing R-5 District zoning. Under these options, reduced development costs would also be realized.

However, A-1 District zoning gives more flexibility with a slightly higher building height limit than the R-5 District, encouraging more interesting rooflines. Also, in other projects in the region, the developer has used A-1 District zoning to adjust quickly to housing market conditions, changing its housing product between single-family dwellings and four- and eight-plex buildings without the need for additional discretionary City reviews and approvals. Desired multi-family products may also exceed the density limits of cluster or PD-H projects.

The requested zone change would leave a "sliver" or narrow remnant of R-5 District zoning, which serves no obvious public policy nor recognizes any unique topographic conditions. It would be more efficient and provide the developer with greater flexibility to include this sliver in the zone change. Consideration should be given to expand the zone change area to include this sliver.

Chapter 21, Article 9, Special District Regulations, LUO. The project site is not located within a special district. Therefore, the proposed zone change is not subject to the special district regulations in Section 21-9.40 of the LUO.

According to City records (2011), the project site is located in Flood Zone D where flood hazards are undetermined. The DLNR confirmed that the project area is in Flood Zone D. Therefore, a condition of approval is not recommended.

B. Compliance with Environmental Legislation.

1. Chapter 343, HRS and Title 11, Chapter 200, Hawai'i Administrative Rules, Environmental Impact Statements. The proposed zone change is subject to Chapter 343, HRS, and Section 11-200-21, Hawai'i Administrative Rules (HAR). The project site was assessed in two separate Environmental Impact Statements (EIS) for larger portions of 'Ewa by Gentry in 1993 and 2003. The northern half of the project site was included in a Final Supplemental EIS (FSEIS) accepted by the City in June 1993. The southern half of the project site was included in a FEIS accepted by the City in September 2003.

In June 2012, the Applicant wrote to the DPP requesting an exemption from Chapter 343, HRS and from Section 5.4.1 of the 'Ewa DP which requires the preparation of a Draft Environmental Assessment because the zone change request involves more than five acres to an apartment district.

The DPP reviewed the Applicant's request and determined that the Applicant's proposal will not change the project substantially and/or will have no significant effect. Therefore, the DPP determined that a Supplemental Environmental Impact Statement (SEIS) is not required for the proposed zone change.

Chapter 6E-42, HRS, Historic Preservation. The proposed zone change requirements for compliance with Chapter 6E-42 HRS was covered in the Applicant's 1993 FSEIS and the 2003 FEIS. Archaeological surveys conducted for both the 1993 FSEIS and the 2003 FEIS did not uncover any archaeological resources in the area because the area had been significantly altered over time due to the project site's past history of sugar cultivation.

However, should any historic or cultural resources be discovered during construction, the Applicant is required to stop all work and notify the DLNR in accordance with current rules and regulations. Therefore, a condition of approval is not recommended.

2. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is outside of both the Shoreline Setback Area and the SMA. Therefore, the project site is not subject to the requirements under Chapters 23 and 25, ROH, respectively.
3. Endangered/Threatened Species. No known rare, endangered, or threatened plant, avian, or mammal species were determined to be present in the project area based on the 1993 FSEIS and the 2003 FEIS. The proposed zone change

is not anticipated to have a significant impact on rare, endangered, or threatened species. Therefore, a condition of approval is not recommended.

4. Noise and Odor. During construction, it is anticipated that there will be some short-term impacts to noise and air quality due to construction equipment, grading activities, and vehicles traveling to and from the site. During construction, the Applicant will be required to adhere to applicable rules and regulations relating to noise and air quality control.

Future residents of the project site may be negatively impacted by noise and odor stemming from area traffic, Kalaeloa Airport, and the Honouliuli Wastewater Treatment Plant (WWTP). As such, the Applicant is already required to disclose to all prospective purchasers and lessees of property in the project site potential noise and odor impacts from Kalaeloa Airport and the WWTP. This disclosure requirement is included in Condition 2 of Ordinance 98-44 and Condition 10 of Ordinance 04-08.

The ENV recommends “disapproval” of the proposed zone change because the proposed increase in density and ingress/egress road to the proposed residents is near the WWTP. As such, the ENV recommends that the Applicant provide notice to all future owners and tenants regarding potential odor and noise impacts due to their proximity to the WWTP.

The DPP acknowledges that odor and noise impacts generated by the Honouliuli WWTP are longstanding issues in this area of the ‘Ewa region, and the DPP concurs with the ENV that mitigating odor impacts to surrounding residents and businesses is and will remain a challenge given the current technology. However, ENV’s concerns are not sufficient enough to recommend disapproval of the proposed zone change based on our analysis of the Applicant’s proposal against current City land use and population policies, and historical development patterns on the ‘Ewa plain. Our position is based on the following:

- State and City land use policies (cited in Section III. A and B above) encourage development in the ‘Ewa and Central O‘ahu urban-fringe areas to relieve development pressures in the remaining urban-fringe areas. The gradual but steady urbanization of the ‘Ewa plain, including ‘Ewa by Gentry since the 1980s reflects the success of these policies.
- In 2003, the ENV reviewed the Applicant’s EIS and related zone change request to rezone over 300 acres of land in ‘Ewa by Gentry that included the current project site. The ENV did not oppose the project or DPP’s recommendation for the zone change at that time.
- Existing conditions in Ordinances 98-44 and 04-08 that rezoned large portions of ‘Ewa by Gentry on both sides of Fort Weaver Road require the Applicant to notify prospective purchasers or lessees of properties in ‘Ewa by Gentry about potential impacts, including noise and odor from the Honouliuli WWTP.

To some extent, current and future technologies and operational practices can ameliorate odor impacts.

5. Visual Resources. The project site does not contain any known visual resources or landmarks. The Applicant plans to develop the project site as low-density apartment units with a height limit of 30 feet, which is only five feet higher than the existing height limit under R-5 District zoning standards. The proposed development is consistent with similar developments in other portions of 'Ewa by Gentry and is not anticipated to create a significant impact to visual resources. Therefore, a condition of approval is not recommended.

C. Social and Economic Impacts.

1. Population. 'Ewa plays a key role in implementing the directed growth policies of the City's General Plan. In fiscal year 2010, the 'Ewa region had a population of 101,397, representing 10.6 percent of Oahu's total population of 953,207. By the year 2035, 'Ewa's population is expected to increase to 164,600 people or 15.9 percent of O'ahu's total population of 1,038,300.

Based on 2012 City data, the 'Ewa region had an average population of 3.33 persons per household for 2010. By 2035, the City estimates that the average household size for the 'Ewa region would be 3.12 persons. This difference does not represent a significant change in population that will affect the growth policies for the 'Ewa region. Thus, Applicant's proposed zone change is expected to accommodate a portion of the future population growth in 'Ewa.

2. Education. The DOE indicated that future residents that will occupy the project site will be served by the existing Keone'ula Elementary School which opened in 2006, 'Ewa Makai Middle School which opened in 2010 and is less than a mile from the project site, and James Campbell High School in 'Ewa Beach. These schools are part of the Campbell Complex.

The proposed zone change is not anticipated to have a significant impact on school facilities for the Campbell Complex. The proposed zone change area is covered by a prior agreement executed between the Applicant and the DOE regarding adequate school facilities to contribute 18 acres of land in 'Ewa by Gentry for a new public middle school. The Applicant satisfied this agreement in 2003 that eventually led to the opening of the 'Ewa Makai Middle School. The DOE commented that they had no comment or concern about the proposed zone change application. Therefore, a condition of approval is not recommended since the existing DOE agreement is still applicable and in effect.

3. Employment. The proposed project is anticipated to generate only short-term employment due to construction work to develop the project site and other developments in 'Ewa by Gentry. Therefore, a condition of approval is not recommended.
4. Affordable Housing. The project area was previously rezoned in 1998 and 2004 via Ordinances 98-44 and 04-08, respectively. The Applicant was required to meet the City's affordable housing requirements at that time via Unilateral

Agreement conditions for affordable housing included in the ordinances cited above.

The affordable housing conditions in Ordinances 98-44 and 04-08 require the Applicant to provide a minimum of 30 percent of the total number of dwelling units constructed to be sold or rented to low- and moderate-income households. Of the 30 percent, at least 10 percent must be sold or rented to households not exceeding 80 percent of the median income for low-income households. The remaining 20 percent may be sold or rented to moderate-income households whose income is greater than 80 percent but does not exceed 120 percent of the median income.

However, the City's affordable housing policy was amended in 2009 under Resolution 09-241, CD1, which modified the income thresholds for low- and moderate-income households. Resolution 09-241, CD1 now requires that a minimum of 30 percent of the total number of dwelling units constructed for a project be affordable to households with incomes not exceeding 140 percent of the median income for Honolulu. Additionally, a minimum of 20 percent of the total number of dwelling units constructed must be affordable to households with incomes not exceeding 120 percent of the median income; and no less than 10 percent of the total number of dwelling units constructed must be affordable to households with incomes not exceeding 80 percent of the median income. Should the Applicant decide to use the latest, less restrictive affordable housing policy adopted under Resolution 09-241, CD1, then the Applicant is required to execute a new affordable housing agreement with the DPP and a new condition regarding affordable housing must be added to the Unilateral Agreement for this zone change.

The Applicant recently informed the DPP that they do not intend to meet their affordable housing requirement for this zone change by using the latest affordable housing policy adopted under Resolution 09-241, CD1. Thus, the more restrictive existing affordable housing conditions under Ordinances 98-44 and 04-08 will continue to be applicable to this project. Compliance with affordable housing requirements due to this zone change will be verified at the time of building permit, cluster, or subdivision approval, whichever comes first. Therefore, a condition of approval is not recommended.

D. Public Facilities and Services. The adequacy of public facilities and services to accommodate the proposed zone change are summarized below. Reviewing agencies who submitted substantive comments for this zone change are also summarized below.

1. Transportation. The project site was covered in a previous Traffic Impact Analysis Report (TIAR) prepared for the Applicant's Gentry 'Ewa Makai development by Parsons Brinkerhoff Quade & Douglas, Inc. in December 2002. It was revised in August 2003 and updated again by PB Americas, Inc. in December 2010 for all of 'Ewa Makai.

The Applicant has already implemented major roadway improvements such as: construction of portions of Kapolei Parkway; widening portions of Geiger Road; and installing traffic signals at major intersections such as Geiger Road/Fort

Weaver Road; Kolowaka Drive/Fort Weaver Road, Launahele Street/Geiger Road; Keanui Drive/Kapolei Parkway; and Kolowaka Drive/Kapolei Parkway.

Geiger Road is an existing collector roadway providing east-west mobility through portions of 'Ewa by Gentry and west into Kalaeloa. Geiger Road between Fort Weaver Road and Kapolei Parkway is improved to four lanes with traffic signals and left-turn storage lanes at the intersections of Geiger Road/Fort Weaver Road and Geiger Road/Kapolei Parkway. West of Kapolei Parkway, Geiger Road narrows to two lanes past the project site where it meets Roosevelt Avenue in Kalaeloa.

The project site will be served by a new, two-lane roadway called Kamakana Street that is to be designed and constructed by the Applicant to City standards that will connect to Geiger Road to the north and to an already completed portion of Kamakana Street in Ocean Pointe to the south (**see Attachment 1**). Additionally, the Applicant will widen the portion of Geiger Road between Kapolei Parkway and the future Kamakana Street from two lanes to four lanes with a left-turn storage lane in the median. Completion of this segment of Kamakana Street through 'Ewa by Gentry will provide additional connectivity between Kapolei and Ocean Pointe and greater connectivity in the region.

The DTS commented that PB Americas, Inc. 2010 update to the Applicant's TIAR did not analyze potential impacts stemming from the development of the project site on the land immediately to the north of the project site and the Kamakana/Geiger Road intersection. Such an analysis is necessary to evaluate the adequacy of the proposed improvements at Kamakana Street (Entrance C) and Geiger Road. Additionally, the DTS commented about implementing traffic calming measures and consideration for providing safe and accessible pedestrian and bicycle facilities throughout the development for students who attend Kapolei Middle School.

The DOT provided comments on September 13 and 21, 2012. The DOT's comments of September 21, 2012 call for an update to the Applicant's last TIAR of December 2010. The DOT recommends that traffic generated from the project site (Area 17A) should be included in the recommended updated TIAR. The DOT's general concern is that traffic generated by the proposed project be managed to prevent potential impacts to area roadways.

The Applicant has been participating in the City's highway impact fee ordinance (Chapter 33A) that contributed to the construction of key transportation projects, including Kapolei Parkway, Kualakai Parkway, and widening of Fort Weaver Road. Compliance with this requirement is confirmed before building permits are issued.

OMPO stated that the proposed zone change request is consistent with the 'Ewa DP's vision of a second city in the 'Ewa/Kapolei area, and supports the Applicant's proposal that increases the residential density of the project site. The DPP also agrees. OMPO commented that multi-modal forms of transportation, including walking and biking and mixed-use development to reduce automobile usage, should be encouraged. The OMPO also strongly encourages the

Applicant to connect the project to Essex Road in the west and Kapolei Parkway to the east to provide greater connectivity.

The OMPO's comments are similar to DTS comments and can be addressed as a condition of approval related to transportation.

2. Water. The region's water resources were assessed in the 2003 EIS and deemed adequate to support development in the area of the project site. The availability of water to serve the proposed project, including adherence to fire protection standards, will be handled through the regular permitting process.
3. Wastewater. Wastewater for the proposed project will be handled by the existing 'Ewa Makai-West Wastewater Pump Station and Force Main operated by the City. The pump station and force main will convey the project's wastewater to the Honouliuli WWTP for treatment and disposal.

Final sewer capacity reservation is contingent on the Applicant's submission of a Site Development Division Master Application Form for Sewer Connection to the DPP for review and approval. Therefore, a condition of approval is not recommended.

4. Drainage. The drainage system for the project area will be designed and constructed in accordance with the Drainage Master Plan for 'Ewa by Gentry-West, which was approved by the DPP in 1991 and updated in October 2006. The project area is located in the portion of 'Ewa by Gentry that is covered by the Drainage Master Plan for 'Ewa by Gentry-West and must comply with this plan.
5. Solid Waste. Solid waste generated by the proposed development and 'Ewa by Gentry in general will be collected by the City and transported to the City's H-POWER facility in Campbell Industrial Park. Therefore, a condition regarding solid waste is not recommended.
6. Police Protection. The project site is in 'Ewa by Gentry and will be served by the existing Kapolei Regional Police Station. The HPD stated that the proposed zone change will increase the number of residents and vehicular traffic in the area. These increases will impact calls for police services.

Potential traffic impacts will be mitigated by planned roadway improvements and increased real property taxes will provide new revenue that could be used to cover increased calls to HPD. Therefore, a condition of approval is not recommended.

7. Fire Protection. The closest fire station to the project site is the 'Ewa Beach Fire Station at 91-862 Pōhakupuna Road in 'Ewa Beach. The HFD indicated that in the near future, two new fire stations will be operational that will be closer to the project site. These fire stations will be in East Kapolei at the intersection of Kapolei Parkway and Kinoiki Street, and in Ocean Pointe at the intersection of Keone'ula Boulevard and Kaileolea Drive. The new fire station in Ocean Pointe will replace the existing 'Ewa Beach Fire Station.

The HFD commented that the proposed project will need to meet applicable fire code requirements relating to access roads, adequate water supply for firefighting purposes, and submitting construction plans and civil drawings to the HFD for their review and approval.

The proposed rezoning and development is not anticipated to have a significant impact on HFD resources, and HFD requirements will be met as part of the standard approval process. Therefore, a condition of approval is not recommended.

8. Parks and Recreation. The project site is part of the 'Ewa by Gentry community which has been in development for over 20 years. The Applicant indicated that more than 52 acres of parks and recreational areas have already been provided for the 'Ewa by Gentry community, and another 19 acres are yet to be provided. The latest City records indicate that the Applicant has provided more than 56 acres of park space for 'Ewa by Gentry. As portions of 'Ewa by Gentry are developed, the DPP will confirm park dedication requirements in accordance with Chapter 22, ROH.

The DDC stated concern regarding the lack of clear information in the application about whether the Applicant will provide adequate park space for the proposed project. The DPR had no objections to the proposed zone change. According to City records, the Applicant does have park dedication credits from its other developments that may be applied to this development to meet park dedication requirements. Park dedication requirements will be verified and fulfilled when the Applicant requests subdivision approval from DPP. Therefore, a condition of approval is not recommended.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing findings of fact and analysis, the proposed zone change from R-5 District to A-1 District conforms to State and City land use policies. The site is consistent with the 'Ewa DP. While the proposed zone change meets the purpose of the A-1 District, it does not meet the intent of the A-1 District. The proposed development can be handled by existing and planned infrastructure improvements. The proposed zone change would not have a significant negative social, economic, or environmental impact on the surrounding land uses.

V. RECOMMENDATION

Pursuant to the foregoing findings of fact, analysis, and conclusions of law, I recommend that a change in zoning from the R-5 Residential District to the A-1 Low-Density Apartment District be APPROVED as shown on the map marked **Exhibit A** in the attached draft Ordinance; and subject to the Applicant's execution of a Unilateral Agreement under the provisions of Section 21-8.40 of the Land Use Ordinance (LUO) to be recorded with the Bureau of Conveyances. The recommended conditions of approval include the following:

A. Transportation. The Declarant shall carry out the following requirements related to traffic and transportation improvements for the project:

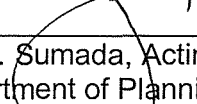
1. Prior to subdivision approval of the individual residential lots, the Declarant shall ensure that the future portion of Kamakana Street serving the project site shall connect to Geiger Road. All necessary roadway improvements shall be constructed at the intersection of Kamakana Street and Geiger Road, including provisions for possible future signalization. Updates to the 2010 Traffic Impact Analysis Report (TIAR) shall be provided to the City, approximately every two years to determine when traffic signals will be warranted. These updates will also be reviewed in coordination with the Department of Transportation Services (DTS). Updates to the 2010 TIAR shall include the project site (Area 17A), and Areas 17, 16, and 16A situated in TMK: 9-1-069:021 and 022. The Declarant shall be responsible for the installation of the signals and all necessary street appurtenances and interconnect conduits. Updates to the TIAR shall continue until the entire roadway system between Ocean Pointe and Geiger Road is completed.
2. The Declarant shall fund and construct a mixed use pedestrian and bicycle pathway that connects to Kapolei Parkway in the vicinity of the 'Ewa Makai Middle School and the project site. This pathway shall be completed prior to the occupancy of the project site's first 100 dwelling units. The Declarant shall be responsible for the maintenance of this pathway until such time this responsibility is transferred to the homeowner's association.
3. The Declarant shall include traffic calming measures into the project's street network. The Declarant shall also provide where necessary, vehicular and pedestrian connections between the single-family and multi-family areas of Area 17A.
4. Prior to subdivision approval for any roadway lot, the Declarant shall submit a roadway master plan to the Department of Planning and Permitting (DPP) for review and approval. Street widths, location, and the type of traffic calming devices provided, and other pertinent street information, shall be included in this plan.
5. The Declarant shall prepare and submit a vehicular parking analysis to the DPP's Traffic Review Branch for review and approval if required to mitigate potential impacts to the street network in the project site due to a lack of sufficient off-street parking in the multi-family project area. The methodology and scope of the parking analysis shall be coordinated between the Declarant, the DPP, and the DTS.

B. Prior Agreements. The conditions established in those certain Unilateral Agreements filed in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i on June 29, 1998 as Document No. 2467238, and incorporated in Ordinance 98-44; and on March 17, 2004 as Document No. 3084363, and incorporated in Ordinance 04-08 respectively, shall remain in effect. In the event of any conflict between said conditions and the conditions of this Unilateral Agreement, the conditions of this Unilateral Agreement shall prevail.

- C. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of this zone change does not constitute compliance with other LUO or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
- D. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction and/or describing its progress toward complying with each condition of approval for this zone change. This status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. Failure to do so may result in delays in processing of further permits.
- E. Noncompliance or Failure to Fulfill Any Conditions. In the event of noncompliance or failure to fulfill any of the conditions set forth herein, the Director of the DPP shall inform the Council and may institute action to terminate or stop the project until applicable conditions are met. Noncompliance also may be grounds for revocation of the permits issued under this zone change. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 22nd day of October 2012.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

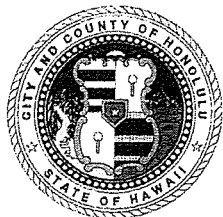
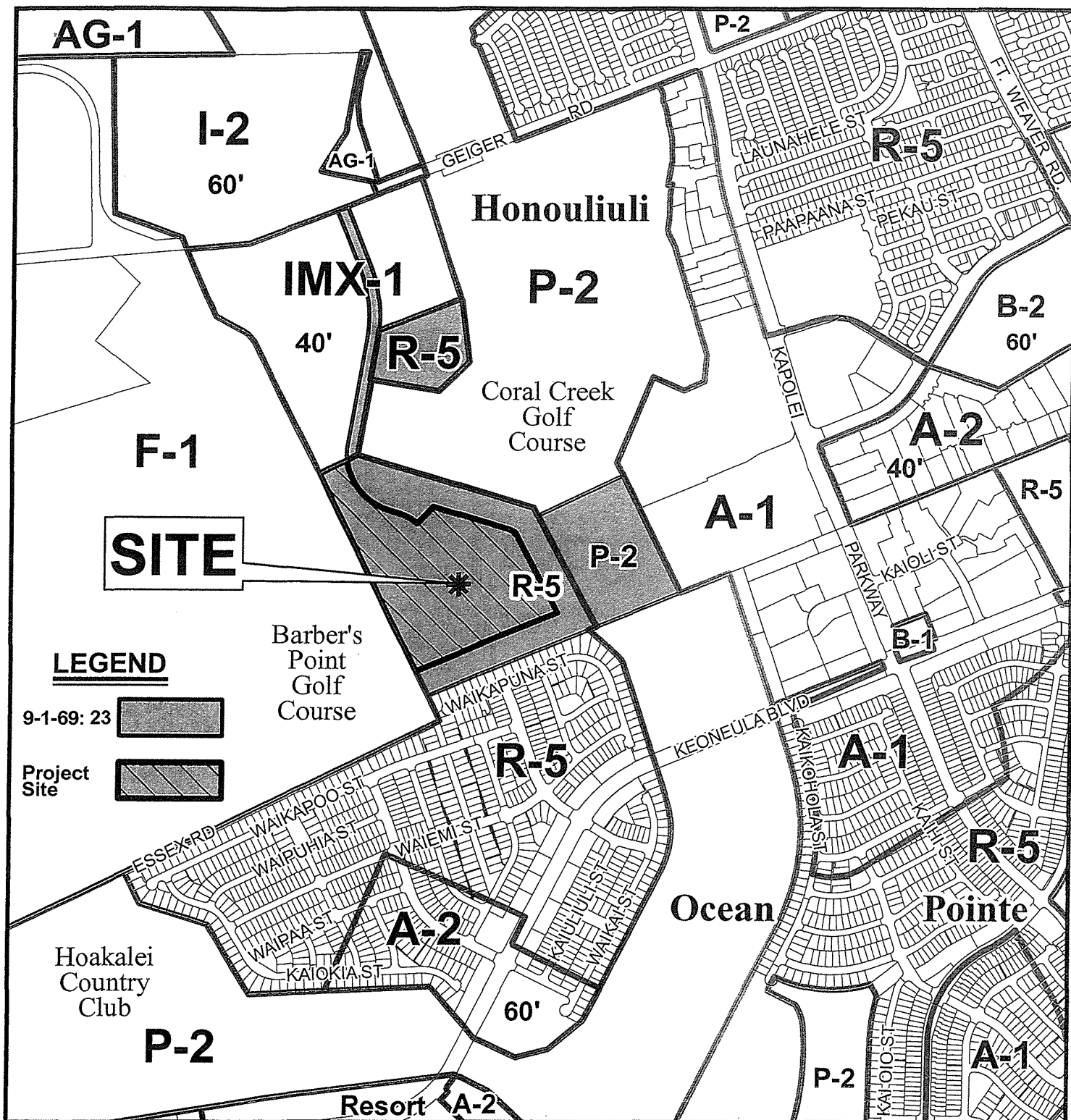
By 
Jiro A. Sumada, Acting Director
Department of Planning and Permitting

JAS:dj

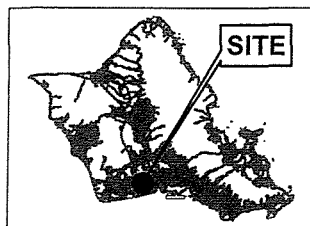
Attachments

980339

ATTACHMENT 1
(MAPS)



1,000 500 0 1,000
Scale in Feet



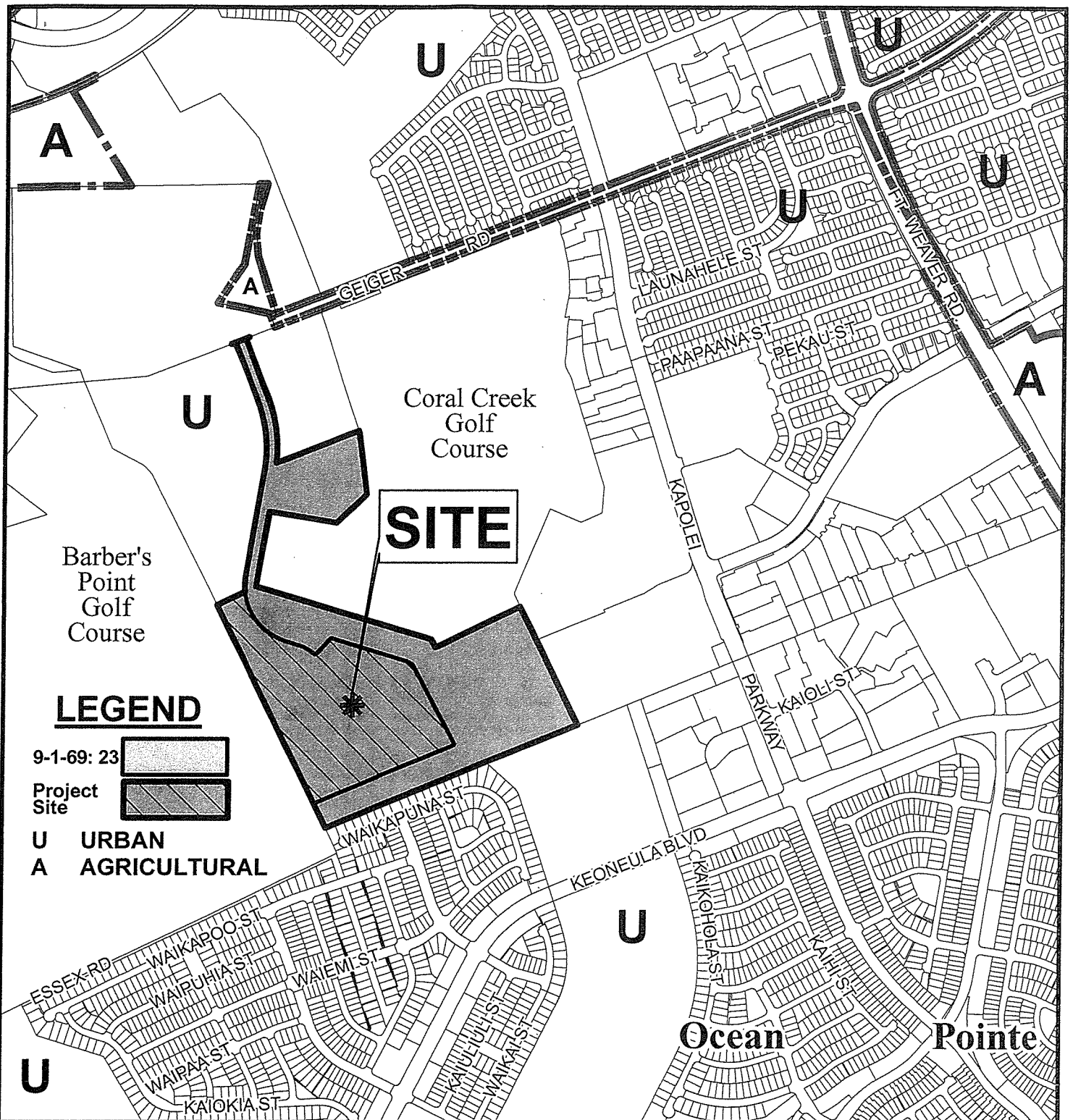
VICINITY MAP




PORTION OF **ZONING MAP** **EWA BEACH - IROQUOIS POINT**

TAX MAP KEY(S): 9-1-69: Por. 23

FOLDER NOs.: 2012/Z-2

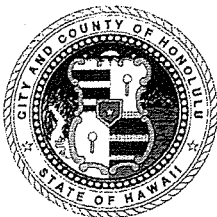


LEGEND

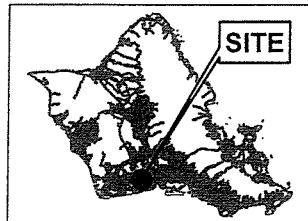
9-1-69: 23 

Project Site 

U URBAN
A AGRICULTURAL



1,000 500 0 1,000
Scale in Feet



VICINITY MAP

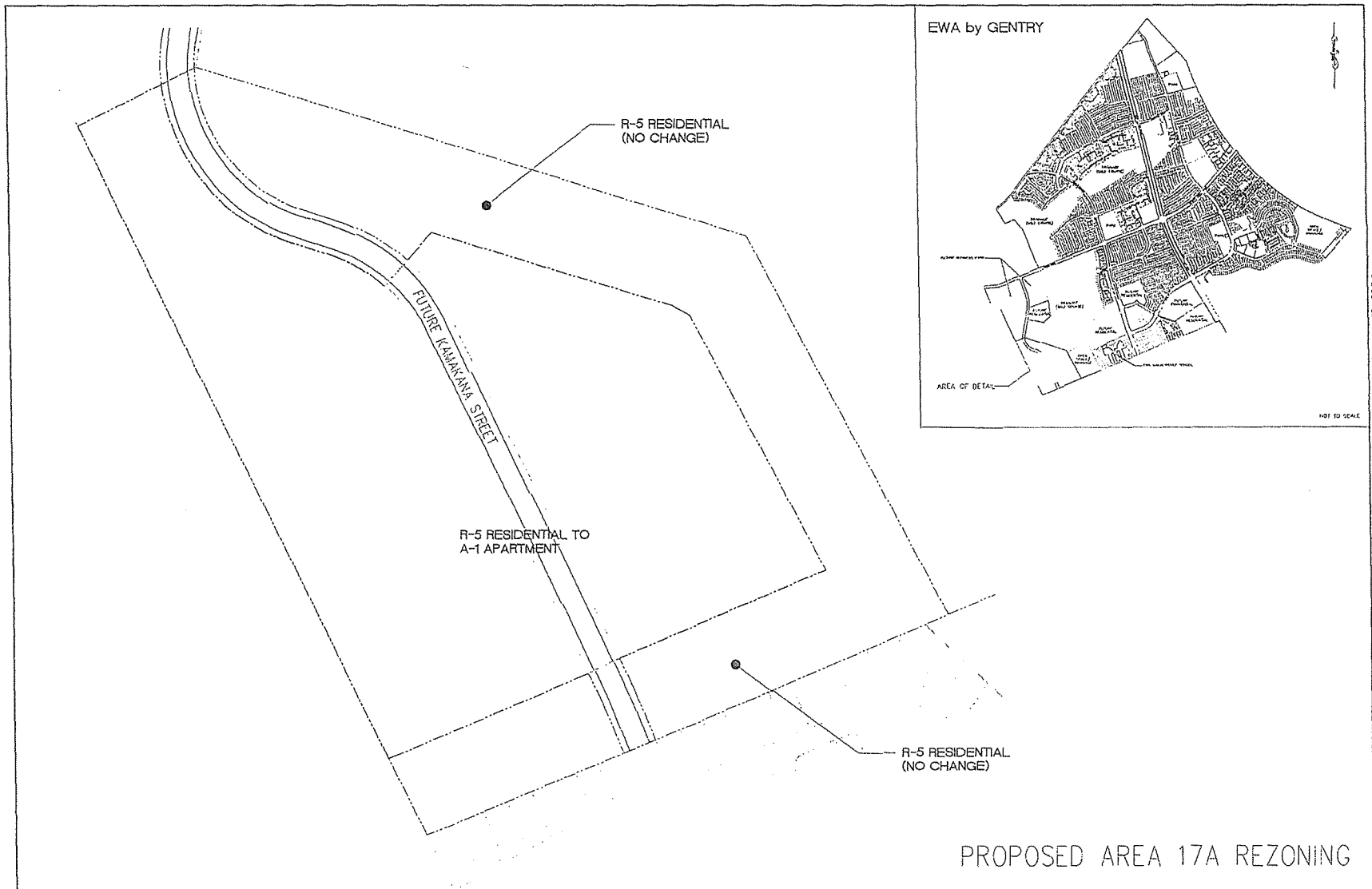


PORTION OF STATE LAND USE MAP EWA

TAX MAP KEY(S): 9-1-69: Por. 23

FOLDER NOs.: 2012/Z-2

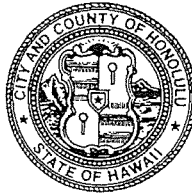
MAP OF PROPOSED ZONING



ATTACHMENT 2
(AGENCY & COMMUNITY COMMENTS)

DEPARTMENT OF BUDGET AND FISCAL SERVICES
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813
PHONE: (808) 768-3900 • FAX: (808) 768-3179 • INTERNET: www.honolulu.gov

PETER B. CARLISLE
MAYOR



MICHAEL R. HANSEN
DIRECTOR

NELSON H. KOYANAGI, JR.
DEPUTY DIRECTOR

August 22, 2012

Memorandum

To: David K. Tanoue, Director
Department of Planning and Permitting

From: Wendy K. Imamura, Purchasing Administrator
Division of Purchasing
Department of Budget and Fiscal Services *[Signature]*

Subject: Application for a Zone Change
Project File No. 2012/Z-2
Ewa by Gentry Area 17A
TMK: 9-1-069:23 (Portion)

We do not anticipate any impact on the activities and services, which are planned or provided by our department, by the subject application.

Please contact Diane Murata at ext. 83950 for further assistance.

DEPT. OF BUDGET AND FISCAL SERVICES
CITY & COUNTY OF HONOLULU

12 AUG 31 AM 8:21

12 AUG 31 AM 8:21

961790

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



'12 SEP 11 P3:08 September 7, 2012

DEPT. OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

PETER B. CARLISLE, MAYOR

DUANE R. MIYASHIRO, Chairman
MAHEALANI CYPHER, Vice Chair
THERESIA C. McMURDO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E. MANAGER AND CHIEF ENGINEER *eyw*

SUBJECT: YOUR MEMO DATED AUGUST 20, 2012, REGARDING THE
APPLICATION FOR ZONE CHANGE FROM R-5 RESIDENTIAL
DISTRICT TO A-1 LOW DENSITY APARTMENT DISTRICT
WITH A HEIGHT LIMIT OF 30 FEET, 2012/Z-2(TH)
GEIGER ROAD - TAX MAP KEY: 9-1-069: 023

The developer will be required to install a 16-inch potable water main along Geiger Road from Waihuna Street to the roadway serving this parcel. The 16-inch water main should be interconnected to the 12-inch on Geiger Road and the 8-inch water main at the end of Waihuna Street. The construction drawings should be submitted for approval. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Honolulu Fire Department, Fire Prevention Bureau.

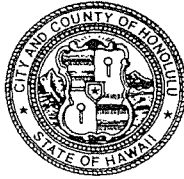
If you have any questions, please contact Robert Chun at 748-5443.

90212-2

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

PETER B. CARLISLE
MAYOR



12 SEP 19 08 26

LORI M.K. KAHIKINA, P.E.
DIRECTOR

DEPT OF DESIGN AND CONSTRUCTION
CITY & COUNTY OF HONOLULU
CHRIS TAKASHIGE, P.E.
DEPUTY DIRECTOR

September 18, 2012

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Chris Takashige*
LORI M. K. KAHIKINA P.E., DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM R-5 RESIDENTIAL
DISTRICT TO A-1 LOW- DENSITY APARTMENT DISTRICT WITH
A HEIGHT LIMIT OF 30 FEET, EWA, OAHU, TAX MAP KEY
9-1-069:023 (PORTION)

Thank you for the opportunity to review and comment. The Department of Design and Construction has the following comments:

- The applicant states the desire to provide more affordable homes by building smaller, more compact units on smaller lots to better meet market demand.
- Our chief concern with the proposed rezoning request is that the demand for park and open space per capita will probably be maintained although the minimum park dedication requirements would be substantially reduced from 350 square feet per dwelling unit for Residential-zoned land to just 110 square feet per unit for Apartment-zoned land. We can find no mention in the application that specifically commits to the land area to be dedicated to parks relative to the requested zone change. Pending clarification of the applicant's intention of providing for the public need for adequate park and recreation space, we cannot support the zone change.

Should you have any questions, please contact Clifford Lau at ext. 88483.

LMKK:pg(480388)

c: Gary Cabato, Director, Department of Parks and Recreation

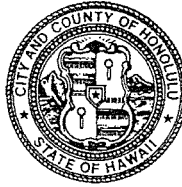
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09/27/12

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

PETER B. CARLISLE
MAYOR



TIMOTHY E. STEINBERGER, P.E.
DIRECTOR

MANUEL S. LANUEVO, P.E., LEED AP
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 12-073

September 24, 2012

MEMORANDUM

TO: DAVID K. TANOUÉ, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: TIMOTHY E. STEINBERGER, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM R-5 RESIDENTIAL
DISTRICT TO A-1 LOW DENSITY APARTMENT DISTRICT WITH A
HEIGHT LIMIT OF 30 FEET, TAX MAP KEY 9-1-069:023 (PORTION)

We have reviewed the subject Application for a Zone Change as transmitted to us by your memorandum dated August 20, 2012, ref. # 2012/Z-2 (TH). We recommend that the Zone Change be disapproved. The action would result in increased density of residential units in relatively close proximity to the existing Honouliuli Wastewater Treatment Plant (WWTP). Also, the proposed ingress/egress road to these residences joins Geiger Road near the entrance to the WWTP, a location historically impacted by odors from the WWTP. The planned intersection at Geiger Road will require traffic lights due the expected increase in residential traffic that will be created. The increased residential density and increase in traffic by the entrance to the WWTP would result in a potentially disagreeable environment for the community.

The WWTP is on track for expansion and significantly increased flow in the future. Although the future improvements to the WWTP include improvements in odor control, good planning would recognize there is always a potential for odor problems near a WWTP, perhaps only on rare occasions at best, but nonetheless a certainty at times. It would be better if the residential density was not increased near the WWTP, and the entrance road was redirected to another location far from the WWTP.

We recommend that notice of the presence of the WWTP be given to the developer, and that the developer be required to provide such notice to all future owners and tenants, similar to the standard conditions applied to the adjacent developments.

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David K. Tanoue, Director
September 24, 2012
Page 2

Also, if the development proceeds as planned, we recommend improvements to Geiger Road be required to accommodate the future traffic volume.

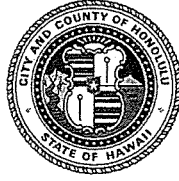
Should you have any questions, please call Jack Pobuk, CIP Program Coordinator, at 768-3464.

2012-12-12

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF

EMMIT A. KANE
DEPUTY FIRE CHIEF

September 11, 2012

TO: DAVID TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE
EWA, OAHU
TAX MAP KEY: 9-1-069: 023 (PORTION)

CITY OF HONOLULU
DEPT. OF PLANNING
12 SEP 12 12:36
9/11/12

In response to your memorandum of August 20, 2012, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be

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David Tanoue
Page 2
September 11, 2012

provided when required by the AHJ [Authority Having Jurisdiction].
(NFPA 1; UFCTM, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.

A handwritten signature in black ink, appearing to read "Kenneth G. Silva".

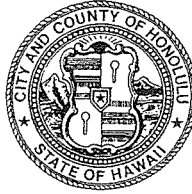
KENNETH G. SILVA
Fire Chief

KGS/SY:jl

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu-pd.org

PETER B. CARLISLE
MAYOR



12 SEP 10 A9:30

LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. McCAULEY
DEPUTY CHIEFS

OUR REFERENCE EO-WS

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

September 6, 2012

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: TIM HATA, PLANNER V

FROM: LOUIS M. KEALOHA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM R-5 RESIDENTIAL
DISTRICT TO A-1 LOW-DENSITY APARTMENT DISTRICT WITH A
HEIGHT LIMIT OF 30 FEET, 'EWA, O'AHU, TAX MAP
KEY: 9-1-069:023 (PORTION), PROJECT FILE NUMBER 2012/Z-2

Thank you for the opportunity to review the subject application.

The zone change will increase the number of residents and may increase vehicular traffic in the designated area. Both increases will impact calls for police service. The Honolulu Police Department requests that the developer take appropriate measures to ensure minimal affect of the project to the community.

If there are any questions, please call Major Kerry Inouye of District 8 (Kapolei) at 723-8400.

LOUIS M. KEALOHA
Chief of Police

By

A handwritten signature in black ink, appearing to read "B. Huber", is written over a horizontal line.

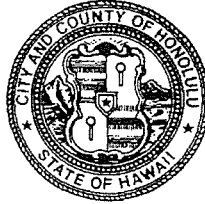
BART HUBER, Assistant Chief
Support Services Bureau

DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

'12 AUG 30 P2:25

PETER B. CARLISLE
MAYOR



GARY B. CABATO
DIRECTOR

ALBERT TUFONO
DEPUTY DIRECTOR

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

August 29, 2012

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

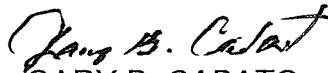
FROM: GARY B. CABATO, DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM R-5 RESIDENTIAL
DISTRICT TO A-1 LOW-DENSITY APARTMENT DISTRICT WITH A
HEIGHT LIMIT OF 30 FEET, EWA, OAHU, TAX MAP KEY: 9-1-069:023
(PORTION), PROJECT FILE NO. 2012/Z-2

Thank you for the opportunity to review and comment on the subject application for zone change from Gentry Investment Properties.

The Department of Parks and Recreation has no objection to approval of the zone change.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


GARY B. CABATO
Director

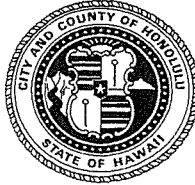
GBC:jr
(480414)

961790

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

September 25, 2012

TP8/12-480257R

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: 2012/Z2 ZONE CHANGE APPLICATION EWA BY GENTRY (PARCEL
17A) –R5 RESIDENTIAL TO A-1 LOW DENSITY APARTMENT WITH
HEIGHT LIMIT OF 30 FEET (APPROXIMATELY 27 ACRES)
EWA, O`AHU, TAX MAP KEY: 9-1-069:023 (PORTION)

This responds to your memorandum dated August 20, 2012, requesting our review and comment on the application for zone change for the subject project. Our comments are as follows:

1. Entrance C will intersect Geiger Road and provide access to Parcels 16, 16A, 17, and 17A. At this intersection, Entrance C will be stop controlled and will consist of a left turn lane and right turn lane. The Ewa by Gentry – Makai Development, December 2010 updated traffic study does not examine the impact that these parcels will have on this new intersection. Such an analysis is necessary to evaluate the adequacy of the proposed improvements at Entrance C and Geiger Road.
2. Besides Entrance C, the only other point of entry to/from Parcel 17A is from the south and will require Ewa by Gentry residents to cut through the Ocean Pointe development to access Keoneula Boulevard and Kapolei Parkway. The traffic study should determine whether a neighborhood traffic-calming plan will be necessary.

Scanned 9/27/12


David K. Tanoue, Director

Page 2

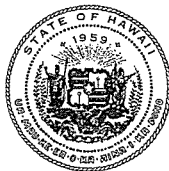
September 25, 2012

3. Due to Parcel 17A's proximity to Ewa Makai Middle School, considerations should be given to provide safe and accessible pedestrian and bicycle facilities throughout the development.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.



WAYNE Y. YOSHIOKA
Director



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

August 29, 2012

Mr. David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

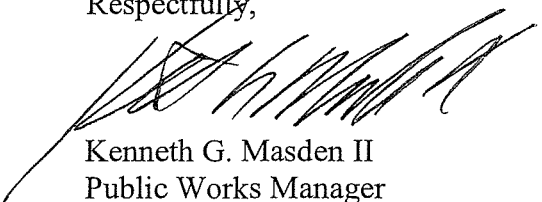
Dear Mr. Tanoue:

SUBJECT: Gentry Investment Properties Application for Zone Change
Ewa, Oahu, TMK: 9-1-069: por. 023 (File No. 2012/Z-2)

The Department of Education (DOE) has no comment or concern about the application for a zone change for 27 acres within the Ewa by Gentry project.

The DOE appreciates the opportunity to review the application. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Respectfully,


Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:jmb

RECEIVED
DEPT. OF EDUCATION
AND HUMAN SERVICES
CITY OF HONOLULU

12 SEP -6 PM 3:27

Enclosure(s)

Russell Y. Tsuji
Land Administrator

Sincerely,

At this time, enclosed are comments from (1) Land Division - Oahu District; and (2) Engineering Division, on the subject matter. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

SUBJECT: Application for a Zone Change from R-5 Residential District to A-1 Low-Density Apartment District with a Height Limit of 30 Feet, Ewa, Oahu

Dear Mr. Hata,

Honolulu, Hawaii 96813
650 South King Street, 7th Floor

Attention: Mr. Tim Hata
City and County of Honolulu
Department of Planning and Permitting
via email: thata@honolulu.gov

September 13, 2012

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809



WILLIAM J. ALAN, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATERSHED MANAGEMENT



NEIL ABERCROMBIE
GOVERNOR OF HAWAII

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AHLA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 28, 2012

MEMORANDUM

TO: *[Signature]*

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Oahu District
- ☒ Historic Preservation
- E Gawn Chan*

FROM: *[Signature]*

SUBJECT: *[Signature]*

Russell Y. Tsuji, Land Administrator

LOCATION:

Application for a Zone Change from B-5 Residential District to A-1 Low-Density Apartment District with a Height Limit of 30 Feet
"On the western side of 'Ewa by Gentry bounded by Kalaeloa (Barbers Point Golf Course) to the west, Coral Creek Golf Course to the north and east, a planned drainage way also to the east, and the Ocean Pointe community to the south"; TMK (1) 9-1-069:023 (portion)

APPLICANT:

Gentry Investment Properties

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by September 12, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

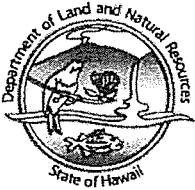
- (☒) We have no objections.
- (☒) We have no comments.
- (☐) Comments are attached.

Signed: *[Signature]*

Print Name: *[Signature]*

Date: *9/6/12*

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 28, 2012

MEMORANDUM

TO: **DLNR Agencies:**
 ___ Div. of Aquatic Resources
 ___ Div. of Boating & Ocean Recreation
 X Engineering Division
 ___ Div. of Forestry & Wildlife
 ___ Div. of State Parks
 X Commission on Water Resource Management
 ___ Office of Conservation & Coastal Lands
 X Land Division - Oahu District
 X Historic Preservation
 E. Gawn
FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Application for a Zone Change from B-5 Residential District to A-1 Low-Density Apartment District with a Height Limit of 30 Feet
LOCATION: "On the western side of 'Ewa by Gentry bounded by Kalaeloa (Barbers Point Golf Course) to the west, Coral Creek Golf Course to the north and east, a planned drainage way also to the east, and the Ocean Pointe community to the south"; TMK (1) 9-1-069:023 (portion)
APPLICANT: Gentry Investment Properties

RECEIVED
LAND DIVISION
2012 SEP -6 P 3:00
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by September 12, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- () We have no objections.
() We have no comments.
(X) Comments are attached.

Signed: [Signature]
Print Name: Cathy S. Chang, Chief Engineer
Date: 9/5/12

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/SteveMolmen

**RE: Zone Change R-5 Res District 2A-1 Low Density Apt
Oahu.906**

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for developments within Flood Zone D.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

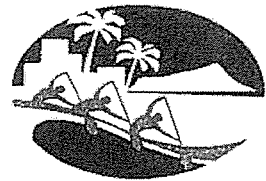
- () Mr. Mario Siu Li at (808) 768-8098 or Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____

- (X) **Other: We do not have any objections for the request to rezone approximately 27 acres of land from R-5 Residential District to A-1 Low Density Apartment District with a height limit of 30 feet in Ewa, Oahu, identified by TMK: (1) 9-1-069:023 (portion).**

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER


Date: 9/5/12



OahuMPO

Memorandum

To: Tim Hata, Department of Planning and Permitting

From: Brian Gibson, OahuMPO 

Date: September 4, 2012

Application for a Zone Change from R-5 Residential District to A-1 Low-Density Apartment District with a Height Limit of 30 feet, 'Ewa, O'ahu, Tax Map Key: 9-1-069:023 (Portion)

The following are comments from OahuMPO staff regarding the above-referenced proposal:

1. OahuMPO staff agrees that the proposed change is consistent with the vision of a "second city" in the Ewa/Kapolei area, and supports the proposed increase in residential density. Staff also believes that the proposal is consistent with the population growth projections used in the development of the Oahu Regional Transportation Plan (ORTP) 2035.
2. OahuMPO staff supports the petitioner's intention to provide more affordable housing.
3. OahuMPO staff agrees with and encourages the development of walk-able and bike-able communities, and supports the petitioner's intention to consider transit in their design.
4. OahuMPO staff encourages the developer to consider requesting a zoning change that allows for mixed-use development and neighborhood commercial and office spaces. We are concerned that the residents who live in this area are somewhat isolated, being bordered on two sides by golf courses, and bordered on the makai side by a large residential development. Density without mixed-uses can have the unintended consequence of generating more automobile traffic than expected. We understand that there is an industrial-mixed-use area mauka of area 17A, but commercial services provided in an industrial area may not match the daily needs of a residential population. We support the livability principle that residents should be able to meet most of their daily commercial and services needs within the neighborhood.
5. The preliminary site plan for area 17A shows an east-west roadway on the makai edge that ends in cul-de-sacs. OahuMPO staff strongly encourages the petitioner to connect that roadway to Essex Road to the west, and preserve the option to connect the corridor to Kapolei Parkway to the east. We believe this increased connectivity will improve both accessibility and mobility for the residents. There is very strong evidence¹ that a more highly connected transportation network results in fewer vehicle miles traveled and lower pollution emissions, and is more consistent with the goals of Complete Streets by offering more opportunity for all modes of travel.

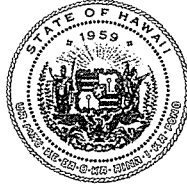
¹ <http://olympiawa.gov/city-services/transportation-services/plans-studies-and-data/~media/Files/PublicWorks/Transportation/TransportationMobilityStrategy/TM>

Oahu Metropolitan Planning Organization

Ocean View Center / 707 Richards Street, Suite 200 / Honolulu, Hawaii 96813-4623
Telephone (808) 587-2015 • (808) 523-4178 / Fax (808) 587-2018 / email: OahuMPO@OahuMPO.org

764-4178

6. It appears that there are a number of double-frontage lots. OahuMPO staff believes that double-frontage lots can decrease affordability by doubling any frontage assessments. As such, they work against the petitioner's intention of offering more affordable units. We encourage a redesign that eliminates or minimizes double-frontage lots.



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

12 SEP 28 AM 11:28

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0977

September 21, 2012

Mr. David Tanoue
Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Subject: Ewa by Gentry - Zone Change
TMK: (1) 9-1-069:023 (por.)

The State Department of Transportation (DOT) previously commented on the zone change for the subject project in its letter STP 8.0967 dated September 13, 2012 (attached) and now offers the following supplemental Highways comments:

1. The applicant submitted an updated Traffic Impact Analysis Report (TIAR) dated December 2010 that covered the entire Makai development, including the subject Area 17A identified with the current R-5 zoning. The updated TIAR should reflect the proposed zone change (A-1).
2. The updated TIAR should indicate and justify the background traffic growth rate.
3. Since Area 17A is a component of the Makai development, the applicant should provide a traffic assessment specific to Area 17A and the proposed rezoning of a portion of Area 17A. Such effort should assess the change in traffic expected and determine whether the change would have an impact on the underlying TIAR or any of the recommended roadway improvements.
4. Trip reductions due to transit are not acceptable given that trip generation rates already take transit into account.
5. The applicant shall provide all local and regional transportation mitigation improvements to State highway facilities, including, but not limited to, participating in the City and County of Honolulu's impact fee ordinance (Chapter 33A), in accordance with the conditions in Land Use Commission (LUC) Docket Nos. A88-627 and A03-738 and subsequent Ordinance Nos. 86-114 and 94-57 of the City and County of Honolulu, as applicable.

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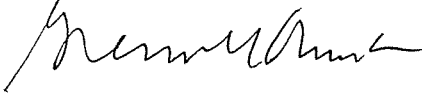
Mr. David Tanoue
September 20, 2012
Page 2

STP 8.0977

6. Prior to the City and County of Honolulu issuing any certificates of occupancy for Area 17A, the applicant shall provide any prior recommended transportation mitigation improvements to State highway facilities deemed necessary to accommodate the project.

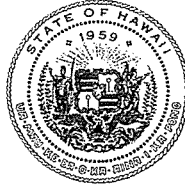
DOT appreciates the opportunity to provide comments. If there are any questions, including the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Glenn M. Okimoto', written in a cursive style.

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

2012/2-2

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0967

September 13, 2012

Mr. David Tanoue, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DEPT. OF TRANSPORTATION
SEP 13 2012
CITY AND COUNTY OF HONOLULU

12 SEP 18 AM 1:10

Dear Mr. Tanoue:

Subject: Ewa by Gentry - Zone Change
TMK: (1) 9-1-069:023 (por.)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project. DOT understands the applicant is proposing to rezone 27 acres from R-5 Residential District to A-1 Low-Density Apartment District. The zone change will facilitate development of approximately 340-350 single-family detached condominiums.

The DOT Highways Division is still conducting its review and has not yet provided comments. The Statewide Transportation Planning Office will inform you of any further DOT comments once received.

DOT appreciates the opportunity to provide comments. If there are any questions, including the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn M. Okimoto", is written over a horizontal line.

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

Scanned 9/17/12

Hata, Tim K.

From: Flint, Victor M CIV CNRH, N30 [victor.m.flint@navy.mil]
Sent: Wednesday, September 19, 2012 7:42 PM
To: Hata, Tim K.; Tanoue, David K.
Cc: Debbie Luning; Fukawa, Janice A CIV NAVFAC HI, AM; Wachi, Shereen
S CIV NAVFAC HI, PRP
Subject: File Number 2012/Z-2

Sirs,

I have reviewed the Application for a Zone Change from R-5 Residential District to A-1 Low Density Apartment District w/a Height Limit of 30 Feet, Ewa Oahu, Tax Map Key: 9-1-069:023 (Portion) and all information supplied by your office about this project and zone change.

I have also visited this site and had a meeting with Debra Luning of Gentry Investment Properties.

There will be no encroachment issues due to the zone change on the Navy at Kalaeloa (Barbers Point) with the exception of increased traffic to the area outside of Navy property.

V/r,

Victor M. Flint
Community Planning Liaison Officer
Joint Base Pearl Harbor-Hickam Facility Board Office
75 "H" Street Bldg 1200
Pearl Harbor, Hawaii 96853-5221
808-448-2711

9 August 2012

Dear **Mr. David Tanoue**,

My name is Karen Copeland and I live on Waiilikahi Street in Hoakalei. I received a letter from Gentry notifying me that they are putting in an application for a zone change from a R-5 Residential District to a A-1 Low Density Apartment District on the land adjacent to the Hoakalei Development. I have reviewed the plan at www.gentryhawaii.com/ewabygentryzonechangeapplication and have found their claims that it will not negatively impact the surrounding community to be false.

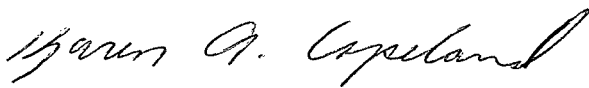
I have spoken to Gentry's Director of Governmental Affairs and Community Affairs and she has admitted that it will add another 150 homes to the land. She says it will not impact traffic and living conditions in the area and that, "I did decide to live near a waste treatment facility." This comment shows a total lack of regard for Ewa residents and perpetuates the stereotype that since we live in Ewa Beach we deserve and should expect less. But I am fighting back!

Big Developers needs to stop building simply for profit, but build a community they can be proud that they helped to build. As an Ewa Resident that supports Ewa progress without harming the community I will do everything I can to stop Gentry from changing the zone.

I adamantly request that you do NOT allow Gentry to change the land zone to a A-1 Low Density Apartment District and that you require them to fulfill their promise to the Ewa Community to build a R-5 Residential District. Ewa should NOT be the dumping ground for overpopulated developments that other parts of the island do not tolerate and it is the responsibility of the Department of Planning and Permitting to ensure this does NOT happen.

I appreciate your time and for attention to this very important matter.

Aloha,



Karen Copeland

91-1010 Waiilikahi Street

Ewa Beach, Hawaii 96706

(808)722-5867

RECEIVED
AUG 14 11:17 AM
CITY OF HAWAII

12 AUG 14 MON 17

11/10/14

James Campbell & Laura McGoe

91-1073 Waikapuna Street • Ewa Beach, HI 96706



10 August 2012

Tim Hata

Department of Zoning and Permitting

650 South King Street, 7th Floor

Honolulu, HI 96813

Sir:

I am writing in response to the Ewa by Gentry request to rezone parcel TMK No. 9-1-069:023(por) from R-5 Residential District to A-1 Low Density Apartment District. We decided to purchase a home in Haseko's Ka Makana neighborhood over three years ago because it was different from other Ewa Beach neighborhoods and any other new developments on Oahu. Ka Makana marketed itself as a resort community. The neighborhood is mostly single-family homes with a strip of townhouses along the main thoroughfare. We liked that Ka Makana is a secluded neighborhood with no through traffic and that it sits at the end of the road leading to a future lagoon, hotels and shopping area.

My family, and many of our neighbors, invested our lives' savings into our home. We saw it as an investment in a community that could one day rival Ko'Olina as a prime resort community on Oahu's west side.

When we purchased our home we suspected the development adjacent to ours would be a Gentry development like so many other Ewa Beach neighborhoods. We were assured that the area was zoned the same as the Haseko development and would one day be developed with a comparable neighborhood. We have seen affordable housing on Oahu. We have seen Gentry townhomes and low-density apartments. They are not comparable to Ka Makana.

We ask that you do not approve this request for rezoning. In addition to decreasing property values for our neighboring development, we are concerned about additional traffic and overburdening of the Ewa Beach infrastructure. If the rezoning is approved, we propose that the planned southern through street be cancelled. This would at least reduce the impact of the through traffic.

Sincerely,

James Campbell & Laura McGoe

13 Aug 2012

RECEIVED
AUG 15 11 06 AM '12
COMMUNITY DEVELOPMENT

AUG 15 11:29

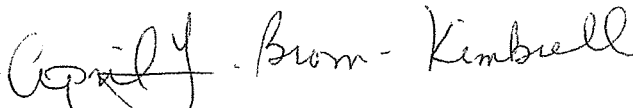
Dear Mr. Tanoue:

I am a resident of KaMakana and was informed, by mail, that Gentry is submitting an application for a zone change from R-5 to A-1. I also understand that the Neighborhood Board approved this change. However, I was not at the meeting to confirm that this took place. Actually, as I hear it, none of the KaMakana residents were at the meeting nor notified of the decision that was made for us until after the fact.

I will not and do not support this zone change for it may reduce the value of my property and jeopardize my family's safety. I purchased my home in this community because it is a relatively safe environment and very well-kept. I would like this community to stay that way. With apartment complexes, you do not know what types of people are moving in around you. In addition, an industrial area with warehouses would be an eye sore to the currently beautiful surrounding communities; not just KaMakana but all other housing areas too. And again, this is an invitation for crimes to be committed.

Please advise me of what I need to do to inform Gentry that this action is not supported by me and the other residences of KaMakana.

Respectfully,



April Y. Brown-Kimbrell

91-1010 Waiko'ihi Street

Ewa Beach, Hawaii 96706

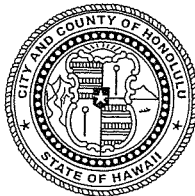
ATTACHMENT 3
DETERMINATION OF NEED FOR
AN ENVIRONMENTAL ASSESSMENT

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

File
✓
Serial 1950757

PETER B. CARLISLE
MAYOR



DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2012/ELOG-1147 (TH)

July 3, 2012

Mr. Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject:	Chapter 343 Hawaii Revised Statutes Supplemental Environmental Impact Statement (EIS) Determination
Project:	Ewa by Gentry, Area 17A
Applicant:	The Gentry Companies
Owner:	Gentry Investment Properties
Location:	Honouliuli, Ewa, Oahu
Tax Map Key:	9-1-069: portion of 023
Proposal:	Rezone approximately 27 acres of land from R-5 Residential District to A-1 Low Density Apartment District
Determination:	Supplemental EIS not required

This is in response to the 2010 Hawaii Supreme Court decision on the Turtle Bay Environmental Impact Statement (EIS), necessitating a deliberate assessment on whether projects need a supplemental environmental review.

The Department of Planning and Permitting (DPP) has determined that the proposal to increase the area of rezoning will not change the project substantially and/or will have no significant effect. Therefore, we have determined that a Supplemental EIS is not required based on the criteria outlined in Subchapter 10 of Title 11, Section 200, Hawaii Administrative Rules.

A Final Supplemental EIS for the Ewa by Gentry project was accepted on June 17, 1993 and a Final EIS was accepted on September 2, 2003 for the Gentry Ewa Makai project, which includes the land where the proposed rezoning is located.

In August 2011, a determination was made by the DPP regarding a similar proposal for the same parcel. At that time, the Gentry Companies proposed to rezone 15 acres of land from the R-5 Residential District to A-1 Low-Density Apartment District in Area 17A. The 2011 proposal would have resulted in approximately 370 residential units versus the originally planned 350 units under R-5 zoning. The developer decided not to pursue this change.

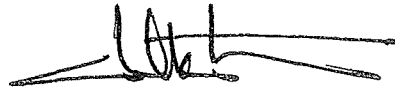
Mr. Gary L. Hooser, Director
Office of Environmental Quality Control
July 3, 2012
Page 2

The Gentry Companies now propose to rezone approximately 27 acres of land in Area 17A from the R-5 Residential District to A-1 Low-Density Apartment District. The current proposal would result in approximately 350 single-family condominium units in the A-1 zoned area and 110 single-family units in the existing R-5 zoned area for a total of approximately 460 residential units in Area 17A versus the originally planned 350 units under the R-5 zoning.

We concur with the applicant's reasons for an exemption as outlined in their letter of June 7, 2012 (attached). Also provided for your information is our letter of August 9, 2011 regarding last year's determination.

Should you have any questions, please contact Tim Hata of my staff at 768-8043.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Tanoue', with a horizontal line extending to the right.

David K. Tanoue, Director
Department of Planning and Permitting

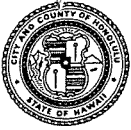
DKT:js

Attachments

cc: The Gentry Companies
Attn: Debra M. A. Luning

Ewa by Gentry Area 17A/12elog1147

ATTACHMENT 4
(DRAFT ORDINANCE)



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT HONOULIULI, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 12, Ordinance 86-114, is hereby amended as follows: Land situated at 'Ewa, Oahu, Hawaii hereinafter described, is hereby rezoned from R-5 Residential District to A-1 Low-Density Apartment District with a 30-foot height limit. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys 9-1-069:023 (por.).

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP12Z-2.B12



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

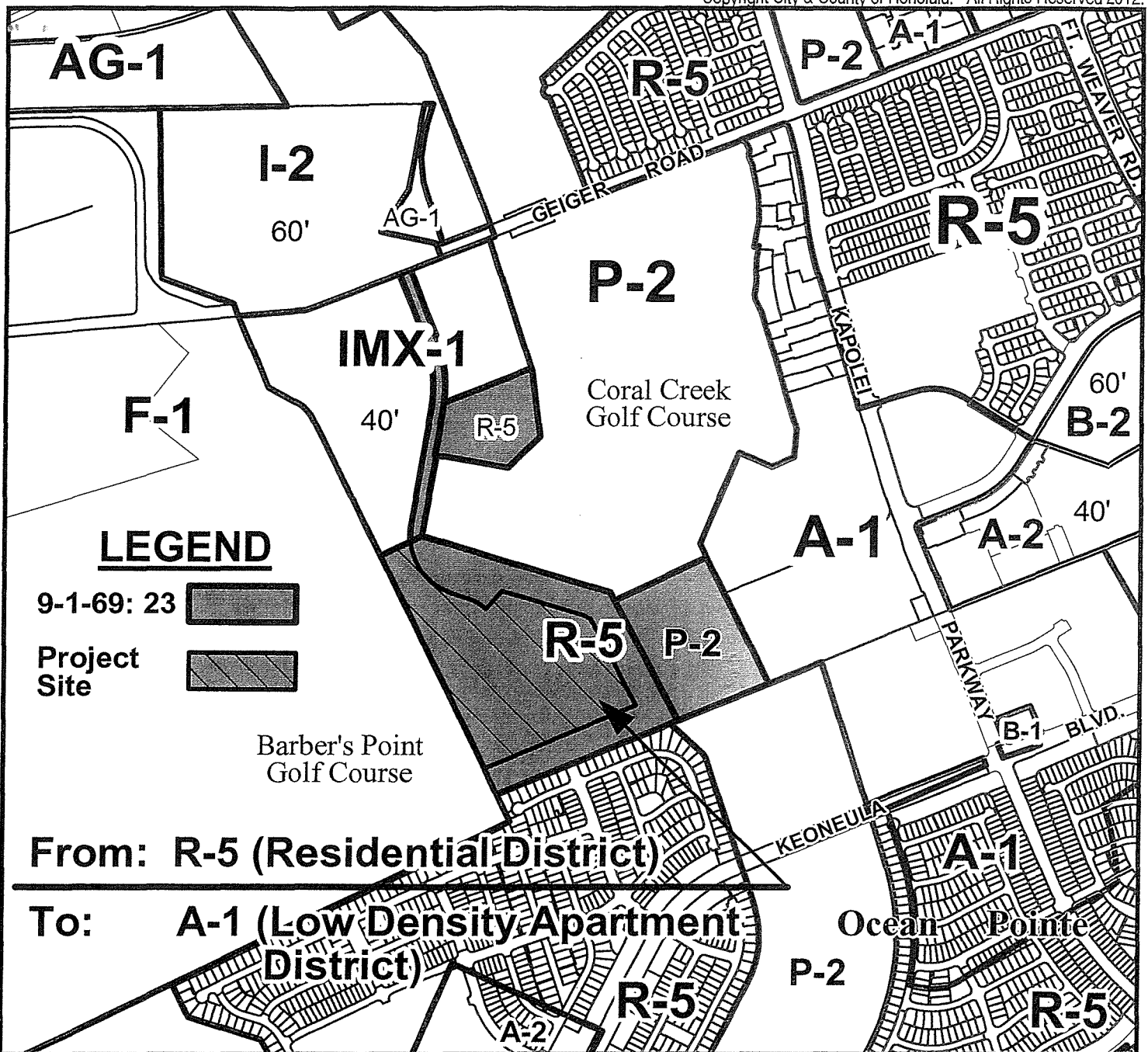
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

PETER B. CARLISLE, Mayor
City and County of Honolulu



PORTION OF
ZONING MAP No. 12
 (EWA - IROQUOIS POINT)

Land situated approximately 1700 feet south of Geiger Road and 2000 feet west of Kapolei Parkway between Barber's Point Golf Course and Laulani Community Park.

APPLICANT: GENTRY INVESTMENT PROPERTIES

TAX MAP KEY(S): 9-1-69: Por. 23

FOLDER NO. : 2012/Z-2

LAND AREA: 26.84 Acres (Approx.)

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU

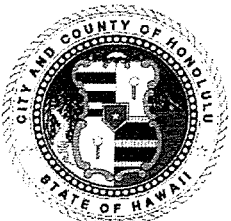
PUBLIC HEARING: PLANNING COMMISSION

CITY COUNCIL



0 500 1,000

Scale in Feet



ORD. NO.

EFF. DATE:

EXHIBIT A

2012/Z-2

EXHIBIT B
(DRAFT UNILATERAL AGREEMENT)